



# 2009 CAPER – City of Lafayette

## GENERAL

### Executive Summary

Each year, the U.S. Department of Housing and Urban Development (HUD) allocates funding to the Cities of Lafayette and West Lafayette for community development based on a formula calculation. In order to receive funding each year, the Cities developed a five-year plan in 2005 to assess the needs of the community and establish strategies to address those needs. Funding was secured over the past five years for housing rehabilitation, rental assistance, emergency shelters, child care, senior services, infrastructure development and park upgrades. For the 2009 fiscal year, the Cities of Lafayette and West Lafayette received and utilized a number of different types of federal funds to address housing and community development needs.

The following table shows the types of funding and amounts the Cities of Lafayette and West Lafayette used in 2009:

Funding Type	City	Amount	Eligible Activities
Community Development Block Grant	Lafayette	\$646,767	Supply decent housing, expand economic opportunities and provide services for persons earning 80 percent or less of median family income. Eliminate slum and blight.

<b>Funding Type</b>	<b>City</b>	<b>Amount</b>	<b>Eligible Activities</b>
HOME Investment Partnerships Program	Lafayette (HOME Consortium)	\$993,538	Expand the availability of decent, affordable housing for individuals and families earning 80 percent or less of median family income.
Community Development Block Grant	West Lafayette	\$442,159	Supply decent housing, expand economic opportunities and provide services for persons earning 80 percent or less of median family income. Eliminate slum and blight.
Community Development Block Grant – Recovery Program	West Lafayette	\$117,571	Supply decent housing, expand economic opportunities and provide services for persons earning 80 percent or less of median family income. Eliminate slum and blight.
Community Development Block Grant – Recovery Program	Lafayette	\$175,480	Supply decent housing, expand economic opportunities and provide services for persons earning 80 percent or less of median family income. Eliminate slum and blight.
Neighborhood Stabilization Program	Lafayette	\$7,774,200 – over a three-year period	Expand the availability of decent, affordable housing for individuals and families earning 80 percent or less of median family income, specifically in the Glen Acres neighborhood.

Each City received an allocation of CDBG dollars in 2009, \$646,767 for the City of Lafayette and \$442,159 for the City of West Lafayette. Both Cities also expected to utilize funds from

2008 program income, making the total funds used for the 2009 fiscal year \$882,306 for the City of Lafayette and \$442,159 for the City of West Lafayette. Each City implemented its own application process for the CDBG funds. While non-profit organizations competed for funds toward social services and small housing projects, the Cities organized and implemented larger housing projects with in-house staff. Larger projects included the funding of rental rehabilitation, façade projects, infrastructure improvement and large repair projects for homeowners. Both Cities targeted their geographic incorporated areas for CDBG funding.

The Cities of Lafayette and West Lafayette worked together in a formal organization known as the HOME Consortium. The HOME Consortium received \$993,538 of HOME funds in 2009. With the use of funds from previous years and program income, the Consortium had \$1,296,917 to spend in the 2009 fiscal year. Along with Lafayette and West Lafayette, the incorporated township of Battle Creek and the unincorporated areas of Tippecanoe County worked to serve the residents in a broader area. The Board for the consortium is made up of the Mayors from Lafayette and West Lafayette and the Tippecanoe County Commissioner. The Clerk Treasurer of the Town of Battle Creek is also included in notices about the consortium, but does not hold a vote on the Board. The City of Lafayette staff is responsible for implementing the decisions of the HOME consortium's Board. The HOME consortium agreement is up for renewal in 2011. The Board will visit the possibility of additional members from the incorporated townships in Tippecanoe County to the consortium based on need.

This is the Consolidated Annual Performance and Evaluation Report (CAPER) for the 2009 fiscal year, covering the programs and projects that took place between July 1, 2009 and June 30, 2010. The CAPER reports the progress, accomplishments, funding spent and people served by the programs funded with these HUD dollars.

## General Questions

1. Assessment of the one-year goals and objectives:
  - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
  - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
  - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
  - a. Provide a summary of impediments to fair housing choice.
  - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
  - a. Identify progress in obtaining "other" public and private resources to address needs.
  - b. How Federal resources from HUD leveraged other public and private resources.
  - c. How matching requirements were satisfied.

CAPER General Questions response:

The Cities of Lafayette and West Lafayette worked together to accomplish many of their five-year goals set in 2005. The Cities reached goals centered on housing, emergency shelter needs, public or social services and infrastructure development. This is largely due to the demand change as a result of the recession. Demand for emergency services and minor repair work for homeowners increased with the change in economy. The table on the next page shows the one-year and five-year accomplishments as of June 30, 2010 for the City of Lafayette and the HOME Consortium:

<b>Category</b>	<b>Five-Year Goal</b>	<b>2009 Accomplishment</b>	<b>2005-2009 Accomplishment</b>	<b>Percent Accomplished</b>
Direct Homeownership Assistance	50 Homeowners	-	-	0%
Acquisition/Rehabilitation Assistance	40 housing units	3	3	8%
New Construction	50 Housing Units	15	15	30%
Code Enforcement - Repair Assistance	5 Households	4	11	220%
Minor Rehabilitation Assistance	200 Housing Units	109	373	187%
Major Rehabilitation Assistance	25 Housing Units	6	6	24%
Assisted Rental Housing	20 Housing Units for Disabled Individuals	2	2	10%
Tenant Based Rental Assistance	50 Households	14	14	28%
Sidewalk and Curb Replacement	50,000 Linear Feet	26,315	190,507	381%
Streetlight Improvements	40 Pedestrian Level Lights	-	6	15%
Parks and Recreation Improvements	5 Parks	-	7	140%
Water and Sewer Improvements	1,000 People	-	-	0%
Community Facility Improvements	4 Public Facilities	-	3	75%
Removal of Architectural Barriers	3 Projects	1	2	67%
Façade Improvements	10 Businesses	1	5	50%
Homelessness Prevention/Services	39,420 Overnight Stays	8,464	59,411	151%
Homelessness Prevention/Services	27 Domestic Violence Victims	68	68	252%
Case Management for the Homeless	91 people	740	4,594	5048%
Child Care	225 people	26	433	192%
Healthcare Referrals	150 people	422	2,372	1581%
Microenterprise Assistance	20 Businesses	-	70	350%
Job Training	50 People	-	-	0%
Direct Business Assistance	1 Business	-	-	0%

The City of Lafayette exceeded its goals in the areas of code enforcement, minor home repair assistance, sidewalk and curb repair, parks and recreation improvements, homelessness prevention services, case management services, child care subsidies, healthcare referrals and microenterprise assistance. The majority of funding was directed toward these areas because of the demand for these services in the community.

The City of Lafayette allocated 15 percent of its CDBG allocation towards the public services, homelessness prevention, child care subsidies, case management services and healthcare referrals. Over \$97,000 was spent to help 3,220 individuals through the use of public services. Eighty-seven percent of those individuals earned less than 30 percent of the area median family income.

The City of Lafayette spent \$57,000 of CDBG dollars and \$993,000 of HOME dollars on housing revitalization. The CDBG dollars were targeted in Lafayette only, whereas the HOME dollars were targeted to all areas of the HOME Consortium. These housing dollars benefited 152 households. Of those assisted, 138 of the households were homeowners and 41 households earned less than 30 percent of the area median family income. The SHARP program targeted the elderly with minor repair assistance. As a result of the CDBG investment by the City of Lafayette, 113 elderly homeowners received minor repair assistance.

The City of Lafayette spent \$268,000 on the repair and replacement of infrastructure. Projects consisted of curb and sidewalk replacement in low- to moderate-income neighborhoods. The replacement also included reducing architectural barriers and inserting curb cutouts for the disabled. The City also invested \$7,100 in the demolition of unsafe structures in the community. CDBG-R funds were also used for sidewalk replacements and accessibility improvements for the disabled in public areas. While the \$131,000 has been committed to these projects, only

slightly over \$28,000 has been spent as of the end of the 2009 fiscal year. The remaining amount will be spent in 2010.

With a fixed limit of funds, the City of Lafayette had to choose which activities would best meet the needs of the community. HOME funds are limited to housing development and revitalization. CDBG funds can be used for a variety of activities; however, demand for essential services and homelessness prevention services increased over the past five years. The City of Lafayette attributes the increased demand for services compared with five years ago to the recession and the changing housing market. While the City of Lafayette has one of the lowest unemployment rates in the state of Indiana, it is higher than five years ago when the initial five-year goals were set. As a result, services to help those who have lost jobs, cannot find work or have lost their homes have received greater priority than in the past.

The U.S. Department of Housing and Urban Development requires that all programs and projects work toward three main objectives:

- 1) decent affordable housing;
- 2) suitable living environments; and
- 3) economic opportunity.

Of those objectives, the outcomes can be measured by increasing the affordability, availability or sustainability. The chart on the following page outlines the one-year accomplishments by objective and outcome. The City of Lafayette increased the amount of decent affordable housing units by 153 units, increased economic opportunities for 27 people and increased the availability of a suitable living environment for 36,010 people.

<b><i>Objective/Outcome</i></b>	<b><i>Sum of 2009 Accomplishment</i></b>
<b>Decent Affordable Housing</b>	<b>153</b>
Affordability	16
Availability	18
Sustainability	119
<b>Economic Opportunity</b>	<b>27</b>
Availability	26
Sustainability	1
<b>Suitable Living Environment</b>	<b>36,010</b>
Availability	36,010
<b>Grand Total</b>	<b>36,190</b>

Overall, the programs funded in the previous year met the needs of the community. The Cities of Lafayette and West Lafayette built 16 new homes, helped 119 homeowners with minor repairs to their homes and provided social services to 1,256 people. In the coming years, the City of Lafayette would like to narrow its focus on homelessness prevention, increasing affordable rental housing and increasing economic opportunities for low- to moderate-income individuals.

While progress has been made toward meeting the community's needs, domestic violence victims' needs are underserved. Fresh Start is a program that specifically addresses the housing needs of domestic violence victims. The HOME Consortium worked to meet the needs of this underserved population through the Tenant Based Rental Assistance Program. Four households received rental subsidy to find a safe place to live in 2009. Fresh Start also offered case management services to 68 people/domestic violence victims. Through the combination of HOME and CDBG funds, the Cities of Lafayette and West Lafayette are able to help a part of the community whose needs are underserved.



Beyond the traditional programs funded, the Cities of Lafayette and West Lafayette have worked together to encourage and support fair housing initiatives. Over the past year the Cities have worked to educate the public about fair housing and what it means. They have supported public outreach seminars by local Community Housing and Development Organizations and partnered with other agencies to distribute fair housing pamphlets to residents. In March 2010, the Cities of Lafayette and West Lafayette hired an independent consultant to conduct an Analysis of Impediments to Fair Housing Choice. The analysis found a number of positive aspects with regard to fair housing choice as well as areas for improvement. The goals and initiatives set forth in the new analysis document will be implemented starting in the fiscal year 2010.

The aforementioned programs cannot be funded by CDBG and HOME funds alone. These funds do not match the need for services. As a result, the community must fundraise and leverage other funds to meet the needs of the community.

### Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

CAPER Managing the Process response:

Every five years, the Cities of Lafayette and West Lafayette must complete an analysis and strategic plan for housing and community development funding called the Consolidated Plan. The Cities of Lafayette and West Lafayette completed the final year of the 2005-2009 Consolidated Plan at the end of June 2009. As such, they begin a new five-year cycle of funding in July 2010, which involves planning and coordination during the 2009 fiscal year. The Cities of Lafayette and West Lafayette hired an outside consultant to complete the 2010-2014 Consolidated Plan and the Analysis of Impediments to Fair Housing for the same period.

The new Consolidated Planning documents utilize the Consolidated Plan Management Process files suggested by the U.S. Department of Housing and Urban Development. The files are Microsoft Word and Excel documents containing narratives, project worksheets and needs analysis. These files work together to outline the needs of the community and set clear-cut goals for addressing those needs during the 2010-2014 fiscal years. The files also ensure that as the two cities implement their programs and amend any of the documents, they do so in full compliance with the Consolidated Planning regulations set by HUD.

The Analysis of Impediments to Fair Housing (AI) completed an in-depth analysis of housing availability to those who are in protected classes. Race, color, religion, sex, disability, familial status and national origin are defined by HUD as protected classes. The AI also provided clear-cut goals to be achieved in the next five years by the Cities of Lafayette and West Lafayette. The goals in the AI have been incorporated as part of the 2010-2014 Consolidated Plan. Goals in both documents are SMART goals: specific, measurable, achievable, realistic and time-bound. They are user-friendly and easily measured accomplishments over the five-year period.

In addition, the City of Lafayette updated their monitoring process and forms, creating a more user-friendly process for both city staff and the staff of grantee agencies. With the updating of the monitoring forms and the new Consolidated Planning documents, staff from both cities can spend more time implementing projects and working with agencies to address the community's needs rather than overseeing paperwork.

## Citizen Participation

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds

made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

CAPER Citizen Participation response:

The City of Lafayette released the 2009 Consolidated Annual Performance and Evaluation Report (CAPER) for comment on September 13, 2010 for a period of 15 days. This document has been provided in the Community Development office for public comment as well as been available for comment via the website for the City of Lafayette. Comments and responses about the CAPER are listed below:

### **Insert Comments:**

#### Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

CAPER Institutional Structure response:

The implementation of the CDBG grant and the HOME Investment Partnerships Program involves a tremendous amount of coordination. Because of the close proximity of the two cities, the Cities of Lafayette and West Lafayette naturally affect each other's ability to implement and balance community development.

The Cities of Lafayette and West Lafayette continued to work together to implement the final year of the 2005-2009 Consolidated Plan. While each city held its own public input meetings and application process, the staff from each city worked together to fill the funding gaps of local

social service programs and housing developments. The two cities receive one HOME grant, but have received separate CDBG grants, as well as other funding resources. In an effort to help the various agencies service the entire area, the Cities of Lafayette and West Lafayette worked together to ensure the needs of the entire community were met, working as if the separate grants were merged as one larger grant. This included providing awards to fill funding gaps when possible, consulting the provision of contracts to streamline claims for both cities, which eased the administrative burden placed on grantees receiving two different grants from two different city administrators.

As a part of this document, the City of Lafayette hired a consultant to help streamline the reporting process for outside agencies. Because Lafayette funds many of the same agencies funded by the City of West Lafayette, unifying the year-end reports will help with the collection and reporting of accomplishment data. During the compilation of this document, the two cities worked together to ensure accuracy of the data; however, because social service and housing agencies service both communities, sifting through the data was often murky or confusing. This increased the amount of staff time needed for reporting. Greater coordination will make future years' reporting clearer and more efficient. As such, reports will be revised help make efforts easier by automatically calculating beneficiary information for all outside agencies, tracking more information from each reporting agency and combining the two reports for both cities into one report.

## Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation

- a. Describe the effect programs have in solving neighborhood and community problems.
- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
- d. Indicate any activities falling behind schedule.
- e. Describe how activities and strategies made an impact on identified needs.
- f. Identify indicators that would best describe the results.
- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
- h. Identify whether major goals are on target and discuss reasons for those that are not on target.
- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

CAPER Monitoring response:

The City of Lafayette continued its monitoring process during the 2009 fiscal year. Each year the City of Lafayette monitors its grant recipients to measure their project or program progress. The outcomes and outputs accomplished by the outside agencies help the City move toward the annual goals set by the 2009 Action Plan.

Staff members conduct an on-site visit at least once per year with more frequent monitoring via quarterly reports and reimbursement requests. The monitoring includes review of policies and procedures, outcomes and output measurements, financial statements and client files. Staff work to ensure the programs are conducted with integrity and comply with all federal, local and state regulations.

HOME funded programs and rental projects with additional compliance periods are monitored on an annual basis for the period of affordability set by each project contract. Tenants and apartment managers submit annual compliance reports to verify income of tenants and rents to ensure affordability. Homeowners are required to verify residency. In both instances, the annual monitoring helps the City of Lafayette ensure that the long-term benefit of the development is affordable, decent housing.

During the 2009 fiscal year, the City of Lafayette updated its monitoring form to make it more user-friendly. The new form enabled staff to monitor outside agencies in a more timely fashion.

Funds in the previous year have primarily helped the community combat the problems of the current recession. While the prices of homes have continued to decline in the area, the need for affordable housing continues to rise. With the proximity of Purdue University, the demand for rental housing by students continues to increase and push affordable homeownership away from the core areas of the City and the University. CDBG and HOME Investment Partnerships funds have been invested in these areas to help preserve affordable housing, both for homeownership and rental, for families wishing to live closer to the amenities and services available in the core parts of Lafayette and West Lafayette. Tenant Based Rental Assistance has been an aid to families unable to afford the higher rental prices driven by the demand of student housing. Over the past five years, the Cities of Lafayette and West Lafayette have helped 53 households become new homeowners, 14 renters with tenant based rental assistance and 379 current homeowners with minor rehabilitation assistance.

Despite the recession, economic opportunities are more available in Lafayette and West Lafayette than the rest of the state, driven by the demand for services needed by Purdue University. The unemployment average of 8.6 percent is still below the State average of 9.9 percent. The Cities of Lafayette and West Lafayette utilize their CDBG funds to cultivate an environment friendly for businesses. This includes infrastructure development, community facility investment, façade improvements and microbusiness enterprise development. Over the past five years, both cities have repaired 195,896 linear feet of sidewalks, repaired or replaced 14 curb cutouts for disabled residents, improved 5 facades and assisted 70 businesses.

One of the major limitations to the Cities' ability to achieve its goals is funding. Both Cities must work with their community partners to seek outside funding to complete their projects. This can slow or stall work towards the goals of the five-year plan. New funding resources such as the CDBG-R and the Neighborhood Stabilization Program have helped turn potential programs into reality much faster than would have been possible with just the traditional annual allocations. Additional projects funded by these funds helped spur the development of XX housing units for people earning less than 80 percent of the area median income, created XX new job opportunities and assisted XX businesses.

Despite efforts over the previous five years to meet goals, many of the five-year goals were not achieved. This can be attributed to limited funds and multiple goals that overextended the City's ability to achieve them. The 2010-2014 Consolidated Plan includes goals with more realistic achievements in line with the resources and capacity available.

### Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

CAPER Lead-based Paint response:

The Tippecanoe County Health Department serves as the primary method for screening children with elevated lead blood levels.

The Cities of Lafayette and West Lafayette continued to support the lead paint program at the Tippecanoe County Health Department by taking on referrals to receive repairs or lead abatement/renovation through the CDBG program. The Cities followed the U.S. Department of Housing and Urban Development (HUD) rules for addressing lead-based paint hazards when utilizing CDBG and other grant money to fund repairs.

## HOUSING

### Housing Needs

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

CAPER Housing Needs response:

The City of Lafayette spent \$57,000 of CDBG dollars and \$993,000 of HOME dollars on housing revitalization. The CDBG dollars were targeted in Lafayette only, whereas the HOME dollars were targeted to all areas of the HOME Consortium. These housing dollars benefited 152 households, 138 of which were homeowners and 41 who earned less than 30 percent of the area median family income. The SHARP program targeted the elderly with minor repair assistance. As a result of the CDBG investment by the City of Lafayette, 113 elderly homeowners received minor repair assistance.

### Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

CAPER Specific Housing Objectives response:

Because of Lafayette's proximity to Purdue University, the demand for rental housing is high. The demand pushes the homeowners away from the core center of the city. To combat the outward movement of homeownership and revitalize the core centers of Lafayette and West



Lafayette, housing development funded by the HOME program is targeted toward homeowners and homeownership. The following chart shows the housing efforts of Lafayette as well as West Lafayette as part of the HOME Consortium. Of the recipients, 89 percent of the recipients were homeowners and only 11 percent of were renter households.

Category	Five Year Goal	2009 Accomplishment	2005-2009 Accomplishment	Percent Accomplished
Acquisition/Rehabilitation Assistance	40 housing units	3	3	8%
New Construction	50 Housing Units	15	15	30%
Minor Rehabilitation Assistance	200 Housing Units	109	373	187%
Major Rehabilitation Assistance	25 Housing Units	6	6	24%
Assisted Rental Housing	20 Housing Units for persons with disabilities	2	2	10%
Tenant Based Rental Assistance	50 Households	14	14	28%

The City of Lafayette funded the Senior Housing Assistance Repair Program, or SHARP program, in 2009 to provide minor repair assistance. The organization provides repairs to houses owned by elderly homeowners. Repairs can include, but are not limited to, plumbing fixtures, electrical upgrades, bathroom accessibility, roof replacement or a new furnace. One hundred percent of the recipients are elderly, thus all 109 recipients of minor rehabilitation assistance were elderly or fit the HUD definition of special needs.

The majority of households receiving assistance in 2009 earned 31-50 percent of the area median family income. The table below shows the housing beneficiaries by income level and type of household, renter versus homeowner.

<b>Lafayette CDBG</b>	<b>0-30</b>	<b>31-50</b>	<b>51-80</b>
Housing - Owners	36	43	34
<b>HOME Consortium</b>			
Housing - Owners		12	13
Housing - Renters	5	9	

Families and households experiencing foreclosure or eviction were served by public service agencies who work with the homeless. These agencies are equipped with the knowledge and resources to help people in the “worst-case” scenario and can connect them to services they may require in addition to housing.

### Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

CAPER Public Housing Strategy response:

The Lafayette Housing Authority only provides Section 8 Vouchers as part of its programming. The HOME Consortium continued its support of the voucher program with Tenant Based Rental Assistance for 14 households.

Section 8 vouchers from the U.S. Department of Housing and Urban Development (HUD) allow households to access housing that would not be affordable to them. The household pays 30 percent of their gross monthly income and the voucher pays the remainder of the rent owed to the landlord. This program benefits 1,231 people and 1,017 people are waiting for a voucher. The Lafayette Housing Agency estimates that a household will have to wait 13-18 months to receive a voucher. Because the Lafayette Housing Authority is only allotted an annual amount,

a household must “graduate” to self-sufficiency and/or move to another location to free up a voucher for someone on the waiting list.

Tenant Based Rental Assistance works in the same manner as the basic Section 8 Housing Choice voucher program. Funding for this program is provided by the HOME funds awarded by the HOME Consortium and administered by the City of Lafayette. These funds help close the gap on the waiting list by providing assistance for one year before a Section 8 Housing Choice Voucher becomes available for the household. This program enabled 14 households to come off the waiting list early and receive assistance during 2009-2010.

## Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

CAPER Barriers to Affordable Housing response:

As reported in previous years, local regulations and policies have little effect on the affordability of housing. However, Lafayette continues to monitor all applicable county and city regulations to spot potential barriers. The City has also worked on the following initiatives to be implemented in the next year:

- Overcome financial barriers by seeking additional resources to create concentrated redevelopment in the urban core;
- Attract for-profit developers to partner with not-for-profit housing development agencies for future development, specifically with the Neighborhood Stabilization Program; and
- Build projects without long-term debt to help fund operations and maintenance of property.

## HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
  - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
  - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
  - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
  - a. Detail results of on-site inspections of rental housing.
  - b. Describe the HOME jurisdiction's affirmative marketing actions.
  - c. Describe outreach to minority and women owned businesses.

CAPER HOME/ADDI response:

The Cities of Lafayette and West Lafayette partner together to for the HOME Consortium, a unified group that allocates the annual allocation of HOME Investment Partnerships Program dollars. Along with the Lafayette and West Lafayette, the incorporated township of Battle Creek and the unincorporated areas of Tippecanoe County worked to serve the residents in a broader area. The Board for the consortium is made up of the Mayors from Lafayette and West Lafayette and the Tippecanoe County Commissioner. The Clerk Treasurer of the Town of Battle Creek is also included in notices about the consortium, but does not hold a vote on the Board. The City of Lafayette staff is responsible for implementing the decisions of the HOME consortium's Board. The table on the next page shows the goals and accomplishments achieved over the 2009 fiscal year:

Category	Five Year Goal	2009 Accomplishment	2005-2009 Accomplishment	Percent Accomplished
Acquisition/Rehabilitation Assistance	40 housing units	3	3	8%
New Construction	50 Housing Units	15	15	30%
Code Enforcement - Repair Assistance	5 Households	4	11	220%
Major Rehabilitation Assistance	25 Housing Units	6	6	24%
Assisted Rental Housing	20 Housing Units for persons with disabilities	2	2	10%
Tenant Based Rental Assistance	50 Households	14	14	28%

The goals have remained the same over the past five years, with housing rehabilitation for homeowners as a high priority. The proximity to Purdue University and the high demand for student/rental housing has driven affordable homeownership opportunities and rental development outside the core urban areas. As a result, the City of Lafayette has been careful to strategically develop affordable rental housing close to services for low-income and disabled individuals rather than attracting the growing student population. Rental housing has been limited to development for persons with disabilities and tenant-based rental assistance.

The majority of beneficiaries served in the 2009 fiscal year earned 31-50% of the median family income. The table below shows the number of beneficiaries by type of housing program, owner or renter and the income level of the household.

<b>HOME Consortium</b>	<b>0-30% MFI</b>	<b>31-50% MFI</b>	<b>51-80% MFI</b>
Housing - Owners		12	13
Housing - Renters	5	9	

The HOME Consortium works with two Community Housing and Development Organizations or CHDOs to complete housing redevelopment. One is located in West Lafayette and the other is

located in Lafayette. Both agencies are able to utilize other private funds to help complete housing projects. Appendix X shows the HOME match report, demonstrating the community's ability to leverage outside resources.

Along with the provision of housing programs, the HOME Consortium strives to offer opportunities for minority- and woman-owned businesses to bid and work on the HOMD funded construction projects. Appendix X shows the amount of HOME funds used to hire minority and/or woman business enterprises.

## HOMELESS

### Homeless Needs

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

CAPER Homeless Needs response:

To address homelessness, the City of Lafayette must use a two-prong approach. The first method is to address homelessness at the local level. The second method is to participate in homelessness prevention at the state level and participate in the Balance of State Continuum of Care. Through the State of Indiana, the region can address the homeless problem with a housing first approach and access federal resources directed specifically to homelessness.

At the local level, the Cities of Lafayette and West Lafayette participate on the Homelessness Intervention and Prevention Network (HIPN) that include service providers, non-profit housing developers, private foundations, and the Lafayette Housing Authority. Twenty-one people, representing various local organizations, meet on a monthly basis to coordinate efforts of each

of the agencies and grantors as well as address new needs of the homeless population. Some of the initiatives the HIPN are working toward include

- Developing a winter contingency plan to meet the needs of all homeless individuals
- Easing restrictions on some shelters and ensuring emergency shelters and homeless providers meet the needs of all homeless sub-populations
- Advocating for individuals who need homelessness services but may not meet the federal definition of homelessness because they share residences with friends or family
- Connecting individuals utilizing services to other services that may be of assistance
- Coordinating efforts to ensure an entire Continuum of Care, from the streets to permanent housing, is in place
- Following the “housing first” plan of the state-wide Continuum of Care to provide permanent housing, including permanent supportive housing for the chronically homeless
- Seeking alternative sources to support the agencies that serve the homeless population in the area

Since 2007, the Lafayette Weed and Seed program has addressed the need of homeless individuals in an effort to reduce crime in the area. In 2007, in addition to a five-year grant from the U.S. Department of Justice, the City of Lafayette received funding from the State of Indiana to provide tenant-based rental assistance and social services to ex-offenders and chronically homeless individuals. The idea behind the project is to provide safe, decent and affordable housing to reduce the recidivism rate for ex-offenders looking to make a positive change in their lives. Housing was considered by these individuals as the biggest obstacle to staying away from a life of crime. Since 2007, the City of Lafayette has helped 39 ex-offenders with tenant-

based rental assistance and has secured housing for 28 men and woman who were considered chronically homeless, living with severe disabilities and addictions.

Through the use of CDBG funds, the City of Lafayette provided 8,464 overnight stays at local shelters, assisted 68 victims of domestic violence and provided case management to 741 people over the past year. Lafayette awarded \$32,484 to shelters providing overnight stays to homeless individuals. It also awarded \$18,530 to shelters that provided case management services as part of their service delivery for homeless individuals and households.

### Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

CAPER Specific Housing Prevention Elements response:

While the demand for emergency shelters and services for the homeless continues, the City of Lafayette also funded programs that help prevent homelessness. In the previous year, the City of Lafayette provided case management services to 740 people, serving 4,594 people over the past five years. Case management services include counseling, financial advisory and budgeting services, social services and health services referrals, and employment training and placement referrals. The case management services are targeted toward the needs of the individuals and work toward self sufficiency.

The City of Lafayette also funded programs such as Tippecanoe Child Care Subsidies where funds are utilized to help low- to moderate-income families pay for child care while at work or school. This program helps families remain in their jobs or continuing their education when child care is an expense that can often prevent people from going to work or school. Twenty-six people received assistance with their child care needs during fiscal year 2009.



Other services funded with CDBG dollars include health referral services by the Riggs Community Health Center. The Riggs Health Center provided an additional 422 people in Lafayette with low cost or no cost health care over the 2009 fiscal year. This is an alternative to emergency room care, with preventative health care for the low income and uninsured.

These programs have enabled low-income families to access services that are more accessible at higher incomes, while continuing to work or attend school. It enabled the families to be self-sufficient during the last year.

### Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
  - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
  - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
  - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
  - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
  - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
  - b. Homeless Discharge Coordination
    - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.

- c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

CAPER ESG response:

Not applicable.

## COMMUNITY DEVELOPMENT

### Community Development

\*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
  - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
  - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
  - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
  - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
  - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
  - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
  - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
  - a. Indicate how use of CDBG funds did not meet national objectives.
  - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
  - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
  - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
  - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
  - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.

- b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
  - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
  - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
  - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
  - b. Detail the amount repaid on each float-funded activity.
  - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
  - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
  - a. The activity name and number as shown in IDIS;
  - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
  - c. The amount returned to line-of-credit or program account; and
  - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
  - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
  - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
  - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
  - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
  - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
11. Lump sum agreements
  - a. Provide the name of the financial institution.
  - b. Provide the date the funds were deposited.
  - c. Provide the date the use of funds commenced.
  - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
- Identify the type of program and number of projects/units completed for each program.
  - Provide the total CDBG funds involved in the program.
  - Detail other public and private funds involved in the project.
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
- Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

CAPER Community Development response:

The City of Lafayette CDBG program funded four basic areas: infrastructure improvement, housing renovation, public services and administration. Administration is limited to 20 percent of the total annual allocation and public services are limited to 15 percent of the total annual allocation. The remaining funds may be used to other bricks and sticks types of projects, but must benefit low- to moderate-income individuals or neighborhoods with a majority of its residents who are low- to moderate-income earners. The following table shows the 2009 allocations and balances for each project. No changes or amendments have been made to these allocations.

<i><b>Project</b></i>	<i><b>Funded Amount</b></i>	<i><b>Draw In Amount</b></i>	<i><b>Balance</b></i>	<i><b>Total Served</b></i>
Infrastructure Projects:				
South 18th Street Sidewalk Project	\$111,554.45	\$110,804.45	\$750.00	0
Wabash NHBD Sidewalks, curbs & ramps	\$50,000.00	\$0.00	\$50,000.00	0
Vinton NHBD Sidewalks, curbs & ramps	\$100,000.00	\$0.00	\$100,000.00	0
St. Lawrence Sidewalks	\$34,030.00	\$0.00	\$34,030.00	0
Historic Jefferson NHBD Sidewalks	\$50,000.00	\$0.00	\$50,000.00	0
<i><b>Project</b></i>	<i><b>Funded Amount</b></i>	<i><b>Draw In Amount</b></i>	<i><b>Balance</b></i>	<i><b>Total Served</b></i>
Housing Projects:				

SHARP	\$52,000.00	\$49,042.01	\$2,957.99	113
Public Service Projects:				
Family Services	\$7,729.18	\$7,729.18	\$0.00	94
Food Finders Food Bank	\$6,317.00	\$4,737.75	\$1,579.25	1
Lafayette Transitional Housing Center	\$10,125.00	\$10,125.00	\$0.00	740
Lafayette Urban Ministry	\$16,284.00	\$16,284.00	\$0.00	545
Mental Health Association	\$10,801.00	\$10,801.00	\$0.00	691
Riggs Community Health Center	\$12,151.00	\$12,151.00	\$0.00	422
Tippecanoe Child Care	\$20,527.00	\$19,695.00	\$832.00	26
YWCA Shelter	\$6,075.00	\$6,075.00	\$0.00	68
Administration:				
CDBG Administration	\$129,459.00	\$122,111.70	\$7,347.30	N/A
CDBG R Administration	\$17,548.00	\$301.00	\$17,247.00	N/A

The City of Lafayette allocated 15 percent of its CDBG allocation towards public services, homelessness prevention, child care subsidies, case management services and healthcare referrals. Over \$97,000 was spent to help 3,220 individuals through the use of public services. Eighty-seven percent of those individuals earned less than 30 percent of the area median family income.

The majority of households receiving assistance in 2009 earned less than 30 percent of the area median family income. The table below shows the housing beneficiaries by income level and type of household. Only homeowners were served by housing programs in the CDBG program.

<b>Lafayette CDBG</b>	<b>0-30% MFI</b>	<b>31-50% MFI</b>	<b>51-80% MFI</b>
Public Services	2,789	324	107
Housing - Owners	36	43	34
Public Facility/infrastructure Improvements	28	40	41

**Appendix X** shows total beneficiary information for each project. Seventy-seven percent of the beneficiaries from these programs were white and the remaining beneficiaries were African

American or black. The programs served 84 female headed households.

Appendix X shows the financial summary of the program year. It outlines the amount of funds spent from the current year and previous years, as well as utilization of any program income from previous years. Program Income is any income that is derived from projects funded with CDBG dollars. The City of Lafayette receives program income from property owners who earn more than 80 percent of the area median family income and are beneficiaries of the sidewalk projects. The City of Lafayette collected \$XX,XXX of program income in 2009.

### Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

CAPER Antipoverty Strategy response:

The anti-poverty strategy for the area included family self-sufficiency programs through the Family Services agency. Their program provided case management, referral and counseling services to low-income parents to achieve economic independence as part of a self-sufficiency initiative. During the 2009 fiscal year, the Family Services Agency served 94 Lafayette residents.

## NON-HOMELESS SPECIAL NEEDS

### Non-homeless Special Needs

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

CAPER Non-Homeless Special Needs response:

The City of Lafayette utilized CDBG public service dollars to fund social services that may assist people with special needs. However, it is unknown through the current reporting system how many individuals served had special needs. Public service agencies primarily serve people who are homeless or at risk of homelessness. Through the Homelessness Intervention and Prevention Network, the City supported applications to the state of Indiana for Emergency Shelter Grant dollars and Continuum of Care dollars, alternative grants from the U.S. Department of Housing and Urban Development. Public dollars, matched by funding from the United Way of Greater Lafayette and other private resources, helped serve individuals with special needs.

## Specific HOPWA Objectives

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives  
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
  - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
  - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
  - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
  - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
  - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
  - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
  - a. Grantee Narrative
    - i. Grantee and Community Overview
      - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services

- (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
  - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
  - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
  - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
  - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
- ii. Project Accomplishment Overview
    - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
    - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
    - (3) A brief description of any unique supportive service or other service delivery models or efforts
    - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
  - iii. Barriers or Trends Overview
    - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
    - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
    - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
  - b. Accomplishment Data
    - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
    - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Error! Reference source not found.CAPER Specific HOPWA Objectives response:

Not Applicable.

## OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.



CAPER Other Narrative response:

***Neighborhood Revitalization Strategy Area***

The 2005-2009 Consolidated Plan discusses the needs and assets of Tippecanoe County, particularly those in the cities of Lafayette and West Lafayette; however, a Neighborhood Revitalization Strategy Area focuses on a portion of the community experiencing severe distress. A Neighborhood Revitalization Strategy Area (NRSA) gives a community and developers greater flexibility in federal regulations when investing funds from HUD. Projects have enabled large sums of federal dollars, leveraging local tax funds, to redevelop neighborhoods and offer new opportunities to the residents of the community. Figure VII-I shows a map of the previous NRSA approved in 1999.

The original strategy was divided into two broad areas: economic empowerment and neighborhood stabilization. Economic empowerment involved creation of business opportunities, jobs and job training. Neighborhood stabilization included infrastructure improvement and increasing programs and services. Housing was a topic in both strategies – home ownership was seen as a method of economic empowerment, and housing rehab and housing code enforcement were seen as methods of neighborhood stabilization.



Figure VII:1:  
Map of the  
Previous  
NRSA.  
Source: City  
of Lafayette/  
Tippecanoe  
County GIS,  
1999.

While initiatives continued throughout the city, much of the demand for services increased outside of the NRSA target area. The City of Lafayette was unable to accomplish as much as previous years. However, the following activities took place in 2009:

- The Greater Lafayette Neighborhood Action Committee completed the renovation of a four-unit apartment building at 425-427 North 5<sup>th</sup> Street. Leasing of these units was completed before the renovation completion.

During the 2010-2014 Consolidated Planning process, the NRSA was expanded to include more areas of the Lafayette urban core. With this plan, the City of Lafayette has re-energized to focus economic and housing development efforts within this community.

### ***Neighborhood Stabilization Program***

On August 18, 2009 the City of Lafayette was notified by the Indiana Housing & Community Development Authority that it had been awarded a \$7,774,200 Neighborhood Stabilization Program (NSP) grant. Since that date the City has achieved several NSP milestones. The Bridgeway Apartments have been demolished and the site where the apartments were is undergoing infrastructure installation and other site development in preparation for the construction of the Chatham Square housing development, construction is scheduled to start by October 31, 2010. The City has purchased eleven (11) previously foreclosed houses located in the Glen Acres and Vinton neighborhoods. Five (5) of the houses are to be demolished. The Tippecanoe School Corporation School building Trades class will be constructing new houses on two of the lots, one is currently under construction. Habitat for Humanity will be constructing houses on the other three lots, the first house is scheduled for construction in October, 2010. Additionally, contracts for rehabilitation/renovation of the remaining six(6) houses have been awarded. Two of the houses will be completed by September 25, 2010 and will be offered for sale to income qualifying single-family owner occupant buyers. By October 1, 2010 rehabilitation work will have commenced on two more. As of September 10, 2010 \$440,119.25 has been spent in acquisition of the 11 houses and contracts totaling \$828,043.00 have been awarded for rehabilitation or new construction.